

ORDINANCE 25-5910

**AN ORDINANCE OF THE CITY OF BILLINGS, PROVIDING THE
REGULATIONS IN SECTION 27-1000 BE AMENDED TO ALLOW
VEHICLE SALES AND RENTAL IN THE Corridor Mixed-Use 1
(CMU1) ZONE DISTRICTS BY SPECIAL REVIEW APPROVAL
AND PROVIDE CLARIFICATION OF THE REGULATIONS**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BILLINGS THAT:

Section 1. RECITALS. *Title 76, Chapter 2, Part 3, MCA, and Sections 27-302 and 27- 1502, BMCC,* provide for amendment to the text of the Zoning regulations from time to time. The City Zoning Commission and staff have reviewed the proposed corrections and clarifications to the zoning regulations that pertain to all the real property within the City of Billings. The Zoning Commission and staff have considered the ten (10) criteria required by Title 76, Chapter 2, Part 3, MCA. The recommendations of the Zoning Commission and staff have been submitted to the City Council, and the City Council, in due deliberation, has considered the ten (10) criteria required by state law.

Section 2. DESCRIPTION. Section 27-1002 – Uses by District, Table 27-1000.1 shall be amended to allow vehicle sales and rental as a special review use in the Corridor Mixed Use 1 (CMU1) zone district and the clarify the Additional Standards column of the table as related to Vehicle Sales and Service, Personal

Section 3. ZONE REGULATION CORRECTIONS AND AMENDMENTS
Sec. 27-1002. - Uses by district.

A. Use table. Table 27-1000.1, Permitted Primary Uses, identifies the permitted primary uses in each zoning district. Each use is given one of the following designations for each zoning district in which that use is permitted:

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Section 27-1002.C – Uses by District – Table 27-1000.1 is amended as follows:

Permitted Primary Uses	Residential										Commercial										Indust.	EBURD	Public			
	Key: P = Permitted, PL = Location Limits in Zone District, PR = Applicable Use Restrictions, SR = Special Review										Mixed-Use and Commercial															
Use Table	N3	N2	N1	NX1	NX2	NX3	RMH	NO	NMU	CMU1	CMU2	DX	CBD	CX	I1	I2	RSV	CW	13	IS	P1	P2	P3Civ	P3 Ed	P3 Med	Additional Standards
Vehicle Sales and Service, Personal																										
Car Wash															SR	P	P	P	P	P	P	P	P	P	P	27-1005.Q
Vehicle Sales and Rental															SR	P	SR	P	P	P	P	P	P	P	P	
Outdoor Sales Lot															PR	SR	SR	P	P	PR	P	P	P	P	P	27-1005.M 27-1008.P
Vehicle Maintenance and Repair, Minor (5,000 SF or less)															P	P	SR	P	P	P	P	P	P	P	P	
Vehicle Maintenance and Repair, Major (>5,000 SF)															SR		P	P	P	P	P	P	P	P	P	
Vehicle Service Station															PR	PR	PR	P	P	PR	PR	P	P	P	P	27-1005.Q
with Convenience Store															SR	PR	PR	P	P	PR	PR	P	P	P	P	27-1005.Q

Section 4. EFFECTIVE DATE. This ordinance shall be effective thirty (30) days after second reading and final adoption as provided by law.

Section 5. REPEALER. All resolutions, ordinances, and sections of the City Code inconsistent herewith are hereby repealed.

Section 6. SEVERABILITY. If any provision of this ordinance or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect the other provisions of this ordinance which may be given effect without the invalid provisions or application, and, to this end, the provisions of this ordinance are declared to be severable.

PASSED by the City Council on first reading this 24th day of March, 2025.

PASSED, ADOPTED and APPROVED on second reading this 14th day of April, 2025.



Attest:

BY: Denise R. Bohlman

Denise R. Bohlman, City Clerk

Zone Change 1060 – Amending Table 27-1000.1 to all vehicle sales in CMU1 districts by special review approval

CITY OF BILLINGS

BY: William A. Cole

William A. Cole, Mayor